

FOOTHILL PARTNERS
REAL ESTATE AND URBAN ECONOMICS

1121 WHITE ROCK ROAD, SUITE 205 • EL DORADO HILLS, CALIFORNIA 95762
WWW.FOOTHILLPARTNERS.COM

14 JUN 25 AM 8:22

RECEIVED
PLANNING DEPARTMENT

M · E · M · O · R · A · N · D · U · M

To: Mr. Roger Trout and Mr. Mel Pabalinas
El Dorado County Community Development Agency
Development Services Department/Planning Division
Placerville, California Via email only: roger.trout@edcgov.us

Copy: Ms Charlene Tim
Clerk of the Planning Commission Via email only: charlene.tim@edcgov.us

From: Douglas Wiele

Re: "Town Center Apartments": Planning Commission Agenda of June 26, 2014
Agenda 4. 14-0769; Alexandro Economou / Spanos Corporation, Applicant

Date: June 24, 2014

Dear Messrs Trout and Pabalinas,

I write to offer testimony on the matter before the County of El Dorado Planning Commission on June 26th, a public hearing on the proposed Spanos apartment complex proposed for land within El Dorado Hills Town Center East in El Dorado Hills, as further referenced above.

I write to offer support – with one proposed meaningful revision – for this project. The purpose of this memo is to outline that one proposed revision, and to put certain other public comments on this proposal in perspective. I regret that I cannot speak directly at the hearing, but I am already committed to be speaking at that very hour at this year's Pacific Coast Builders Conference on the importance of "Place-Making"; ironically, this memo is also about Place-Making.

I write from the following perspective.

- In 1997 my firm, Foothill Partners Inc., was retained by El Dorado Hills Investors/Town Center East LP ("Mansour") to consult on and assist in implementing the development of Town Centers East and West. Foothill served in that capacity from February of 1997 through December of 2012, a period of sixteen years, and it was our delight to work side by side with and in support of the Mansour family and their partners.
- The beginning of our work was to collaborate in the writing of the business plan for Town Center East – to convert the PD94-04 County Entitlements being debated on June 26th into a working document.

That business plan is simply described – to create at the Town Center a downtown district for El Dorado Hills and western El Dorado County, a center of commerce with, at its heart, a traditional Northern California small town shopping street, a four-block long shopping street of small merchants, restaurants and cafés, all surrounded by traffic generating uses – Nugget, Target, movie theatre, hotel, health club, post office, car dealer, auto service uses, doctors offices, etc.

Another way of describing that business plan would be to say that our goal was to emulate the great shopping district streets of Northern California, among them the following:

- Downtown Mill Valley
- Downtown Larkspur
- Downtown Petaluma
- Downtown St. Helena
- 4th Street, Berkeley
- Elmwood District, Berkeley
- Montclair District, Oakland
- Piedmont Avenue, Oakland
- Downtown Lafayette
- Locust Street, Walnut Creek
- Railroad Avenue, Danville
- Main Street, Pleasanton
- Downtown Livermore
- Burlingame Avenue, Burlingame
- Downtown Menlo Park
- University Avenue, Palo Alto
- Santa Cruz Avenue, Los Gatos
- Pacific Avenue, Santa Cruz
- Downtown Placerville
- Commercial Row, Truckee

Each of these remarkable shopping districts are fragile socio-economic environments. Some Northern California communities have the makings of great shopping streets and yet never quite seem to get there. Downtown Monterey is a great example of a missed opportunity – and Monterey is hard at work fixing a history of poor planning decisions. These streets are fragile places – but they are much loved by the residents of the communities in which they are located, and need to be protected, preserved, enhanced.

And these remarkable shopping districts are evolutionary – it takes time, years, for them to mature. Great shopping streets are not so much about a collection of buildings as they are about a collection of great merchants. And it takes time for the synergy of a collection of merchants to be achieved. We do well to remember that in the early-1970s Yountville was the weekend hangout of Sonny Barger and his Hells Angels buddies – and now Yountville is as good as it gets.

And finally, each of these great shopping streets are blessed by close-in, walk-to dense housing. Close proximity of residents with disposable income is a critical component of a great pedestrian-scale shopping street. In that context, the Spanos proposal is a great addition to Town Center, and it should be embraced – with one modification.

The one needed modification is this – without exception, the great shopping streets and shopping districts cited above do *NOT* have apartments at street level on the shopping street. Above – yes. Next door, just off the main street – yes. But not *ON* the core street itself, not one of them.

In the best long term interest of Town Center and of the County itself, the Planning Commission should require the project at the ground plane to be pulled back from its frontage on Town Center Boulevard, to preserve the Town Center Boulevard frontage for merchants. To put apartments directly on Town Center Boulevard will damage the street's retail synergy.

Pulling the Spanos project off Town Center Boulevard can be done one of two ways:

- either by preserving the street frontage for retail buildings, and situating the apartment complex behind those shops buildings (which need only be 30' or 40' deep);

- or by preserving the ground floor street frontage of the complex for retail uses (but this, sorry say, is very hard to accomplish, with few examples of successful implementation to point to, and very few developers skilled at pulling it off).

Let's quickly acknowledge that there are exceptions to every rule. Lido Island in Newport Beach is an example of a community with a small but busy shopping district, and with street-front apartments on its commercial streets. But typically these exceptions to the rule have something else working in the background – in the instance of Lido Island, hordes of tourists who keep the merchants busy regardless of what's across the street. El Dorado Hills Town Center remains early in its evolution, and is fragile. It's not yet time to start breaking rules with Town Center.

Spanos is cynically dismissive of this idea. Spanos Vice President Tom Allen is quoted as saying "This project will stimulate the Town Center economy. They don't need more retail, they need more customers." – this from a housing developer whose retail development portfolio is one of big box stores, with no experience with fine-grained shopping streets. Spanos is correct – Town Center needs more customers. But Spanos is incorrect – more stores, not fewer, attract more customers. And the empirical evidence is compelling – a single-loaded shopping street (that is, a street with shopping on one side of the street, but not the other) is never as successful in terms of dollars-per-square-foot sales performance as is a double-loaded street.

Town Center Boulevard remains immature, evolving out of a terrible economic recession, and needs to be protected, not diluted. Town Center will do well with the addition of hundreds of apartment residents – just not living on the street itself.

The Planning Commission can ensure that street retail in Town Center never reaches its potential, by allowing the Spanos plan to proceed as proposed. Or the Planning Commission can aspire to seeing the street mature to greatness as many others around Northern California have done, by pulling the housing off the street. Join the effort to make Town Center a great place.

Many thanks for your consideration.
Douglas Wiele, President and Founding Partner
Foothill Partners Inc.

PS – as to other public comments about the plan circulating in the press:

- The project is not overly tall. The Regal Theatre just to the east is taller in overall height, and all the taller still because of its hillside location overlooking Town Center. The apartments will not "tower over" the Town Center.
- The project will not set an uncomfortable precedent for similar density elsewhere in the County. There are no other 900,000 sf commercial districts elsewhere in the County, with or without housing in the core. The location of the proposed project is entirely unique.
- As a culture, and especially in our County, we like to complain about density and congestion. But Town Center is where density belongs. We don't like to eat in empty restaurants; we don't like to shop in empty stores; we don't like to watch movies or plays in empty theatres; we don't like to stroll on empty streets. We are social creatures; we thrive on social interaction. Yes, this project is dense, and Town Center is the right place for density. We should be celebrating the project's density, not fearing it.



El Dorado County, California

Fwd: Attn Mel Pabalinas

11/13/2013

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
To: Charlene Tim <charlene.tim@edcgov.us>

Tue, Jun 24, 2014 at 8:12 PM

fyi

----- Forwarded message -----

From: Planning Unknown <planning@edcgov.us>
Date: Tue, Jun 24, 2014 at 5:13 PM
Subject: Fwd: Attn Mel Pabalinas
To: Rommel Pabalinas <rommel.pabalinas@edcgov.us>

----- Forwarded message -----

From: Andrea Wiseman <andreawisewoman@yahoo.com>
Date: Tue, Jun 24, 2014 at 4:59 PM
Subject: Attn Mel Pabalinas
To: "planning@edcgov.us" <planning@edcgov.us>

14 JUN 25 AM 8:22
RECEIVED
PLANNING DEPARTMENT

Dear Planning Commissioners:

I am writing to voice my concerns over the 250 unit apartment complex being proposed for the El Dorado Hills Town Center. I don't feel the impact of this project has been adequately analysed. Please vote to require an Environmental Impact Report.

I moved to El Dorado Hills because I wanted the small town feel. This will bring, congestion, noise, and annoying construction. I will stop frequenting those shops if it becomes a pain. Please think about the people you are representing.

Thank you,

Andrea Wiseman
El Dorado Hills

Sent from my iPhone

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Thank you.



Planning Commission 6/26/14, Agenda item 14-0769

billcenter @innercite.com <billcenter@innercite.com>

Wed, Jun 25, 2014 at 6:26 AM

To: charlene.tim@edcgov.us, brian.shinault@edcgov.us, dave.pratt@edcgov.us, tom.heflin@edcgov.us, walter.mathews@edcgov.us, rich.stewart@edcgov.us, The BOSONE <bosone@edcgov.us>, bostwo@edcgov.us, The BOSTHREE <bosthree@edcgov.us>, bosfour@edcgov.us, bosfive@edcgov.us, edc.cob@edcgov.us

Below, and also attached, is the Measure Y Committee's comment letter on the proposed El Dorado Hills Apartment Complex, PC Item 14-0679, 6-26-14.

Please enter this letter into the record for this project.

Bill Center

14 JUN 25 AM 8:22
RECEIVED
PLANNING DEPARTMENT

To: Planning Commissioners and Members of the Board of Supervisors

Re: Planning Commission 6/26/14, Agenda item 14-0769

EDH Apartments at Town Center

Commissioners & Members of the Board:

The analysis of traffic impacts is incorrect, incomplete, *and* there is no substantiating data that the LOS F on Hwy 50 or the surrounding roads will be alleviated, regardless of how many dollars are paid in TIM fees by this developer. **A full EIR must be completed, correcting the below problems, before this project moves any further through the approval process.**

Some of the more blatant examples include:

- The MND states "*The US 50 eastbound and US 50 westbound segments in the TIA study area currently operate acceptably.*" This is obviously incorrect since CalTrans has stated that the westbound segment from El Dorado Hills Blvd. to the county line operates at "LOS F during peak hour". In addition, the El Dorado County Draft EIR for the ZOU also states that this segment operates at LOS F.
- The cumulative impact analysis fails to include the already approved 10,000 Folsom homes south of Highway 50 (as well as several other proposed projects south of highway 50), which will further degrade highway 50, White Rock road and Latrobe road traffic. CalTrans modeling shows that by 2035, the entire mainline segment from

SAC/ED County line to Cameron Park Drive will be LOS F. This is a key omission which needs to be analyzed.

- The vast majority of freeway improvements listed in the Traffic Impact study will not be completed until 2035. Even then, there is little certainty of this as funding sources and priorities change. Assuming the project were to be approved, and assuming that the proposed mitigations *actually* mitigate the traffic, that leaves nearly 20 years of decreased LOS before the listed mitigations *might* be in place. CEQA requires that there is a "reasonable expectation of mitigation" This is not a reasonable expectation of mitigation.
- Traffic counts for Highway 50 were taken Tues, Aug 20, 2013. Area schools were not in session at that date. CalTrans specifically requested that traffic counts be taken in the spring or fall when school is in session. (See TIA, page 2) Any traffic modeling/projections made on the basis of these counts will lead to underestimation of future traffic.
- The cumulative impact analysis lists the intersection at EDH Blvd/Saratoga Way, as well as the intersection at Latrobe Road/Town Center Blvd. as being at LOS F. The MND then goes on to justify the project by stating "*Implementation of the proposed project would result in fewer trips using the intersection during the AM and PM peak hour compared to the land use currently approved for the project site. Although the intersection would continue to operate at LOS F, the reduced volume would result in lower delay with the proposed project, which would be a benefit of the project.*" However, no other specific project is currently being considered for the parcel in question, and the increased traffic due to *this project* meets the definition of "significantly worsen" in the general plan. This is a significant impact.

Bill Center

Measure Y Committee



Measure Y Committee Comment Letter.docx

20K

To: Planning Commissioners and Members of the Board of Supervisors
Re: Planning Commission 6/26/14, Agenda item 14-0769

EDH Apartments at Town Center

Commissioners & Members of the Board:

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- The MND states "*The US 50 eastbound and US 50 westbound segments in the TIA study area currently operate acceptably.*" This is obviously incorrect since CalTrans has stated that the westbound segment from El Dorado Hills Blvd. to the county line operates at "LOS F during peak hour". In addition, the El Dorado County Draft EIR for the ZOU also states that this segment operates at LOS F.
- The cumulative impact analysis fails to include the already approved 10,000 Folsom homes south of Highway 50 (as well as several other proposed projects south of highway 50), which will further degrade highway 50, White Rock road and Latrobe road traffic. CalTrans modeling shows that by 2035, the entire mainline segment from SAC/ED County line to Cameron Park Drive will be LOS F. This is a key omission which needs to be analyzed.
- The vast majority of freeway improvements listed in the Traffic Impact study will not be completed until 2035. Even then, there is little certainty of this as funding sources and priorities change. Assuming the project were to be approved, and assuming that the proposed mitigations *actually* mitigate the traffic, that leaves nearly 20 years of decreased LOS before the listed mitigations *might* be in place. CEQA requires that there is a "reasonable expectation of mitigation" This is not a reasonable expectation of mitigation.
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Bill Center
Measure Y Committee



Fwd: EDH Town Center apartments

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
 To: Charlene Tim <charlene.tim@edcgov.us>

Wed, Jun 25, 2014 at 8:50 AM

fyi

----- Forwarded message -----

From: **Planning Unknown** <planning@edcgov.us>
 Date: Wed, Jun 25, 2014 at 8:22 AM
 Subject: Fwd: EDH Town Center apartments
 To: Rommel Pabalinas <rommel.pabalinas@edcgov.us>

----- Forwarded message -----

From: **Ellen Katz** <ek4575@att.net>
 Date: Tue, Jun 24, 2014 at 8:16 PM
 Subject: EDH Town Center apartments
 To: planning@edcgov.us

Dear Planning Commissioners:

This county is getting developer-happy!! We have an ongoing drought and traffic congestion and it keeps getting worse! Are we headed for another L.A. mess? Please stay with the General Plan and not bend to the Developers! and their money!

I am writing to voice my concerns over the 250 unit apartment complex being proposed for the El Dorado Hills Town Center. I don't feel the impact of this project has been adequately analyzed. The impacts on water and traffic of an apartment complex of this size should be analyzed in a full Environmental Impact Report because the proposed density is 55 units per acre, which is more than allowed in the Specific Plan for Town Center, and more than the density allowed in the county's mixed-use and multi-family land uses. The scale of this project is not compatible with our county's policies of 16 units per acre in a mixed-use project or 24 units per acre in a multi-family project. *Please vote to require an Environmental Impact Report.*

Thank you and please consider the request.

Ellen V. Katz
 4575 Hillwood Drive
 Shingle Springs, CA 95682
 ek457@att.net



SEARCHED [] INDEXED [] SERIALIZED [] FILED []

Fwd: Attention Mel Pabalinas

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
 To: Charlene Tim <charlene.tim@edcgov.us>

Wed, Jun 25, 2014 at 8:49 AM

fyi

----- Forwarded message -----

From: **Planning Unknown** <planning@edcgov.us>
 Date: Wed, Jun 25, 2014 at 8:23 AM
 Subject: Fwd: Attention Mel Pabalinas
 To: Rommel Pabalinas <rommel.pabalinas@edcgov.us>

----- Forwarded message -----

From: <dvinones@aol.com>
 Date: Tue, Jun 24, 2014 at 8:22 PM
 Subject: Attention Mel Pabalinas
 To: planning@edcgov.us

Dear Mel Pabalinas,

I am writing to voice my concerns over the 250 unit apartment complex being proposed for the El Dorado Hill Town Center. I don't feel the impact of this project has been adequately analyzed. The impacts on water and traffic of an apartment complex of this size should be analyzed in a full Environmental Impact Report because the proposed density is 55 units per acre, which is more than allowed in the Specific Plan for Town Center, and more than the density allowed in the county's mixed-use and multi-family land used. This will increase more congestion to the already large population of El Dorado Hills.
 Mr. Pabalinas, please vote to require an Environmental Impact Report.

Thank you,

Karen Warner
 Shingle Springs

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 Thank you.

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San Joaquin River Water Quality Control Board

Fwd: Attention Mel Pabalinas

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
To: Charlene Tim <charlene.tim@edcgov.us>

Wed, Jun 25, 2014 at 8:51 AM

fyi

----- Forwarded message -----

From: **Planning Unknown** <planning@edcgov.us>
Date: Wed, Jun 25, 2014 at 8:23 AM
Subject: Fwd: Attention Mel Pabalinas
To: Rommel Pabalinas <rommel.pabalinas@edcgov.us>

----- Forwarded message -----

From: <bshubartt@aol.com>
Date: Tue, Jun 24, 2014 at 8:40 PM
Subject: Attention Mel Pabalinas
To: planning@edcgov.us

With the water shortage that finds me reducing my usage by 30%, my landscaping is dying, my car is filthy, and I have pee in my toilets all day. This is a serious situation, and I take it seriously. Then I read that the powers that be want to approve another 250 unit apartment house development. 250 families will use more water. Can you please explain the logic that allows consideration of such a proposal, in light of the current crisis?

This is not a rhetorical question; I would really appreciate hearing the logic that even allows you to "consider" such a proposal.

Given that responses from representatives, officials, and government workers (and I was one) are no longer deemed necessary, I don't expect a reply. However, I would love to receive one. If I don't, you will see me among the many at the Planning Commission meetings, being insistent on getting an answer as to why you continue to pursue this folly.

Bill Hubartt
Shingle Springs

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Fwd: Attention Mel Pabalinas

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
To: Charlene Tim <charlene.tim@edcgov.us>

Wed, Jun 25, 2014 at 8:53 AM

fyi

----- Forwarded message -----

From: **Planning Unknown** <planning@edcgov.us>
Date: Wed, Jun 25, 2014 at 8:23 AM
Subject: Fwd: Attention Mel Pabalinas
To: Rommel Pabalinas <rommel.pabalinas@edcgov.us>

----- Forwarded message -----

From: **Christa Crews** <christasteph@gmail.com>
Date: Wed, Jun 25, 2014 at 7:53 AM
Subject: Attention Mel Pabalinas
To: planning@edcgov.us, "Crews, Aaron D." <acrews@littler.com>

Dear Planning Commissioners:

I am writing to voice my concerns over the 250 unit apartment complex being proposed for the El Dorado Hills Town Center. I don't feel the impact of this project has been adequately analysed. Please vote to require an Environmental Impact Report. I specifically need to see how this would adversely impact traffic, noise, water, and aesthetics.

FURTHER - I demand to know the specific details of income requirements projected for this apartment complex. I am sure you are already aware of the complex located off Valley View Parkway that has low income/mercy housing and the significant increase in crime DIRECTLY traceable to the inclusion of low-income housing units. This is maybe a half a mile to a mile away from the proposed location.

This is not something that would be foreign to you. It happens everywhere low income housing goes. I previously lived in North Natomas, purchased a home in 2003. In 2004, I learned of plans to develop a low-income and very low-income apartment complex a few blocks away from my home, and the nice family-friendly area that Natomas Park was becoming. I immediately voiced my concerns. I contacted the developer. They "reassured" me that it would be fine. They even invited me to visit their location in Roseville where similar apartments had been built to see how nice they were.

Well, I am sure you are familiar with the crime-infested, run-down area that North

Natomas/Natomas Park rapidly became. It is filled with gangs and poverty. Thankfully, I sold my home in 2005, before the complex was complete. Other like-minded people moved away as well, other good citizens who move to areas precisely because of valuable traits like extremely low crime, excellent school, etc. We live here until developers and politicians and committees decide they know better. This has been a pattern for as long as politicians have insisted on forcing these types of housing to exist within every single community.

If this is a part of the proposed project, I HEAVILY suggest you reconsider. Town Center is becoming THE place to go with a healthy mix of families, singles, youth, seniors, excellent dining, superior shopping, and SAFETY. You WILL change the town up here, and it will not be for the better.

I look forward to your response.

Thank you,

Christa A. Crews
953 Embarcadero Drive
El Dorado Hills, CA 95762
925-997-1805

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Thank you.

=====

Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Community Development Agency-
Development Services Department
Planning Division
2850 Fairlane Court
Placerville, CA 95667
Main Line 530-621-5355
Direct line 530-621-5363
Fax 530-642-0508

[Quoted text hidden]



El Dorado Hills, California

Fwd: Attention Mel Pabalinas

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
To: Charlene Tim <charlene.tim@edcgov.us>

Wed, Jun 25, 2014 at 8:55 AM

fyi

----- Forwarded message -----

From: **Planning Unknown** <planning@edcgov.us>
Date: Wed, Jun 25, 2014 at 8:24 AM
Subject: Fwd: Attention Mel Pabalinas
To: Rommel Pabalinas <rommel.pabalinas@edcgov.us>

----- Forwarded message -----

From: **Kernazitskas, David@DIR** <DKernazitskas@dir.ca.gov>
Date: Wed, Jun 25, 2014 at 8:07 AM
Subject: Attention Mel Pabalinas
To: "planning@edcgov.us" <planning@edcgov.us>

Dear Planning Commissioners:

I am writing to voice my concerns over the 250 unit apartment complex being proposed for the El Dorado Hills Town Center.

I have heard that a decision has been made that the impact will be negligible. What impact are they looking at? There is always a HUGE traffic back-up getting into Town Center. More commuters on the 50 will impact traffic too. How about noise, garbage, and schools? I don't feel the impact of this project has been adequately analyzed. Please vote to require an Environmental Impact Report.

Regards,

David Kernazitskas
3581 Patterson Way
El Dorado Hills, CA 95762



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[About](#)
[Contact Us](#)
[FAQ](#)
[Privacy Policy](#)

Fwd: Attention Mel Pabalinas

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
 To: Charlene Tim <charlene.tim@edcgov.us>

Wed, Jun 25, 2014 at 8:57 AM

fyi

----- Forwarded message -----

From: **Planning Unknown** <planning@edcgov.us>
 Date: Wed, Jun 25, 2014 at 8:24 AM
 Subject: Fwd: Attention Mel Pabalinas
 To: Rommel Pabalinas <rommel.pabalinas@edcgov.us>

----- Forwarded message -----

From: **Susan & Marcel Marcale** <marcalefamily@gmail.com>
 Date: Wed, Jun 25, 2014 at 8:23 AM
 Subject: Attention Mel Pabalinas
 To: planning@edcgov.us

Dear Planning Commissioners:

I am writing to voice my concerns over the 250 unit apartment complex being proposed for the El Dorado Hills Town Center. I don't feel the impact of this project has been adequately analyzed. Please vote to require an Environmental Impact Report.

I also request to know the specific details of income requirements projected for this apartment complex. As I understand it, the majority of the crime that EDH encounters right now is associated to the low income housing tha tislocated

across from the Town Center. This crime is not good for the retailers at the Town Center and for the safety of those shopping/dining at the Town Center.

As a resident of EDH, I enjoy going to the Town Center events because they are not overwhelmed with people. Adding a 250 apartment complex at the Town Center will drastically change the dynamic of our small town.

Thank you,

Susan Marcale
 1470 Sutter Creek Drive, EDH



Fwd: Attn; Mel Pabalinas

Planning Unknown <planning@edcgov.us>

Wed, Jun 25, 2014 at 9:51 AM

To: Charlene Tim <charlene.tim@edcgov.us>, Rommel Pabalinas <rommel.pabalinas@edcgov.us>

----- Forwarded message -----

From: **Judy Eberlein** <jmecoupons101@gmail.com>

Date: Wed, Jun 25, 2014 at 9:39 AM

Subject: Attn; Mel Pabalinas

To: planning@edcgov.us

Dear Planning Commissioners:

I am writing to voice my concerns over the 250 unit apartment complex being proposed for the El Dorado Hills Town Center. I don't feel the impact of this project has been adequately analyzed. The impacts on water and traffic of an apartment complex of this size should be analyzed in a full Environmental Impact Report because the proposed density is 55 units per acre, which is more than allowed in the Specific Plan for Town Center, and more than the density allowed in the county's mixed-use and multi-family land uses. The scale of this project is not compatible with our county's policies of 16 units per acre in a mixed-use project or 24 units per acre in a multi-family project. *Please vote to require an Environmental Impact Report.*

Because of our repeated water problems, I feel our foothill communities need to cease allowing building permits for new structures. This is especially true of multiple family structures.

Judy Eberlein

El Dorado resident for 39 years.

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Thank you.



mailto:mel.pabalinas@edcgov.us

Fwd: Mel Pabalinas

Planning Unknown <planning@edcgov.us>

Wed, Jun 25, 2014 at 10:02 AM

To: Charlene Tim <charlene.tim@edcgov.us>, Rommel Pabalinas <rommel.pabalinas@edcgov.us>

----- Forwarded message -----

From: **Baryliuk Dan & Linda** <baryliuk@directcon.net>

Date: Wed, Jun 25, 2014 at 9:59 AM

Subject: Mel Pabalinas

To: planning@edcgov.us

Dear Planning Commissioners:

I am writing to voice my concerns over the 250 unit apartment complex being proposed for the El Dorado Hills Town Center. I don't feel the impact of this project has been adequately analyzed. The impacts on water and traffic of an apartment complex of this size should be analyzed in a full Environmental Impact Report because the proposed density is 55 units per acre, which is more than allowed in the Specific Plan for Town Center, and more than the density allowed in the county's mixed-use and multi-family land uses. The scale of this project is not compatible with our county's policies of 16 units per acre in a mixed-use project or 24 units per acre in a multi-family project. Please vote to require an Environmental Impact Report.

Dan and Linda Baryliuk
4097 Trigger Lane
Shingle Springs
CA 95682

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Thank you.



El Dorado Hills, California

Fwd: El Dorado Hills Town Center Apartments

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
To: Charlene Tim <charlene.tim@edcgov.us>

Wed, Jun 25, 2014 at 10:46 AM

fyi

----- Forwarded message -----

From: **Bruce Stimson** <bruces@roebbelen.com>
Date: Wed, Jun 25, 2014 at 10:34 AM
Subject: El Dorado Hills Town Center Apartments
To: "rommel.pabalinas@edcgov.us" <rommel.pabalinas@edcgov.us>

Mel,

Roebbelen owns over 47,000 SF of buildings in the Business Park in El Dorado Hills. I'm writing on behalf of our Company in support of the proposed El Dorado Hills Town Center Apartment. We feel strongly that Town Center will flourish with a quality, market rate, luxury apartment project supporting all the existing businesses within the Town Center – and will create new development opportunities for the County and the existing vacant retail properties in close proximity. What Town Center needs is more bodies, more activity, not more retail space.

Please see that our support of this project is shared with the applicant and Planning Commission on or before Thursday's hearing.

Feel free to contact me with any questions.

Kindest regards,



Bruce Stimson

6/25/2014

Edcgov.us Mail - Fwd: El Dorado Hills Town Center Apartments

Chief Financial Officer

Roebbelen Contracting, Inc.

1241 Hawks Flight Ct.

El Dorado Hills CA 95762

(916) 939-8354 office

(916) 939-2912 fax

(916) 296-9516 cell

bruces@roebbelen.com

www.roebbelen.com



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Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Community Development Agency-
Development Services Department
Planning Division
2850 Fairlane Court
Placerville, CA 95667
Main Line 530-621-5355
Direct line 530-621-5363
Fax 530-642-0508

[Quoted text hidden]

June 22, 2014

JUN 25 PM 1:31
RECEIVED
PLANNING DEPARTMENT

Mel Pabalinas
Senior Planner
El Dorado County Community
Development Agency
Development Services Department
Planning Division
2850 Fairlane Court, Bldg. C
Placerville, CA 95667

Dear Mr. Pabalinas:

In regard to the 250 unit apartment complex proposed by the A.G. Spanos Companies in the Town Center of El Dorado Hills, I submit my thoughts.

Residential zoning would be better served at the perimeter of Town Center. Current zoning, allowing for a hotel, is better.

To accommodate corporate tenants, a portion of the hotel could be reserved for "extended stay."

The current ambiance and high quality of Town Center should be maintained.

As the center grows, hopefully, the choices made will promote those features.

In summary:

1. limit density
2. retain commercial zoning
3. locate any residential at perimeter of Town Center

4. consider impact of traffic and noise increases
5. consider risk to business community from evidence or perception of
 - A. nuisances and/or crime
 - B. difficulty with parking
6. consider who or what will benefit most, in the long term, from the 250 unit apartment complex proposal.

Sincerely,

Suslynn Ebert

P.O. Box 5180

El Dorado Hills, CA

3,

1024 Iron Point Road
Ste. 100 #1280
Folsom, CA 95630

LAW OFFICES OF
CRAIG M. SANDBERG

Tel: (916) 357-6698
Email Craig@SandbergLaw.net

June 25, 2014

Planning Commission
El Dorado County
2850 Fairlane Court
Placerville, CA 95667

VIA Email

Re: El Dorado Hills Apartments
June 26, 2014, Agenda Item #4

Dear Members of the Planning Commission:

This letter is submitted on behalf of the Town Center East LP, owners of much of Town Center East. Although the Town Center East LP does not have a direct interest in the project before you, they are, of course, interested in the long term vitality of Town Center East and it is in that spirit that these comments are provided.

First, the Town Center East LP is supportive of the proposed project believing that it will provide great energy in the Town Center in support of the retail and service businesses currently in Town Center and those to come. In 2000, the Planning Commission set the standard for how projects within Town Center would be evaluated and PD 94-04 implemented, providing the key element that a building or use be consistent with the "main street" concept. Although this project is residential, rather than commercial or business as originally contemplated, it is nonetheless complimentary to the preservation of the main street plan. In this regard we request, provided the Planning Commission is supportive of the project, that specific findings be made confirming the project is consistent with the main street concept of Town Center East.

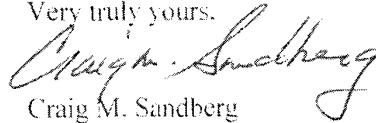
In a letter sent on behalf of Town Center East LP, dated March 19, 2014, included in the Staff Report, it is pointed out that this project is being constructed within a commercial area within which a number of outdoor events are scheduled throughout the year. These outdoor events are important to the vitality of Town Center and it is important that it be understood that this project should be found to be an "Urban Infill Residential" use thereby ensuring that it is not considered a noise sensitive use possibly curtailing outside uses.

As a point of clarification, in the background section of the Staff Report, it is recited that there are an additional 177,339 square feet of planned future construction in Town Center East. You should note that amount of construction is exclusive of the El Dorado Hills Apartments and represents planned development of the remaining commercial properties in Town Center East. For your information we have attached a matrix, utilized for the purpose of monitoring total development in the Center, showing the existing and planned development for Town Center East.

Planning Commission
El Dorado County
June 25, 2014
Page 2

We appreciate the opportunity to comment on the El Dorado Hills Apartments Project and wish to provide a note of support for the project.

Very truly yours,

A handwritten signature in black ink that reads "Craig M. Sandberg". The signature is written in a cursive style with a large, stylized "C" and "S".

Craig M. Sandberg

CMS/ms
Attachment

cc: Roger Trout
Char Tim
Client

El Dorado Hills Town Center East

El Dorado County Recorded Square Footage Construction				
APN	Description	Owner	Total Sq Ft	Hotel Rooms
121-280-04	Mercedes of EDH	Von Housen Motors	40,584	¹
121-280-09	Market Place	Seyers Properties	23,720	
121-280-10	Market Place	Seyers Properties	2,100	
121-280-18	Market Place	Seyers Properties	76,635	
121-300-04	Market Place	Seyers Properties	10,587	
121-290-01	Building 200	Town Center East, L.P.	5,597	
121-290-02	Building 201	Town Center East, L.P.	7,725	
121-290-03	Building 202	Town Center East, L.P.	28,960	²
121-290-06	Building 104	Town Center East, L.P.	5,220	
121-290-07	Building 105	Dan Jacuzzi	6,210	
121-290-19	Building 103	Town Center East, L.P.	10,760	
121-290-37	Building 102	Town Center East, L.P.	60,500	
121-290-38	Holiday Inn Express	El Dorado Hospitality, LLC	0	³ 93
121-290-39	EDH Sports Club & Spa	Spartetime	41,320	
121-290-41	Building 323	El Dorado Hills Theatre, LLC	14,223	⁴
121-290-43	Theatre	El Dorado Hills Theatre, LLC	62,296	⁵
121-290-44	Building 322	El Dorado Hills Theatre, LLC	13,200	⁶
121-290-45	Building 203	Town Center East, L.P.	16,272	
121-290-45	Building 204	Town Center East, L.P.	10,364	
121-290-48	Building 350	Town Center East, LP	39,510	⁷
121-290-49	Building 351	Town Center East, LP	22,114	⁸
121-290-50	Target	Target	128,166	⁹
121-290-51	Building 353	Town Center East, LP	6,035	
121-290-53	Building 354	Town Center East, LP	6,230	
121-300-01	McDonalds	Golden Arch L, P	3,185	
121-300-02	Chevron	YKJ Enterprises - Chevron	3,982	
121-300-03	Valero	Coastside J & J, LLC	3,028	
121-300-11	Big O	The Dorados LLC	6,002	
121-300-16	Post Street Retail	Von Housen Motors	6,915	
121-300-17	Cooks Collision	Von Housen Motors	10,557	
121-300-18	Jiffy Lube	Lowe Family Trust	5,590	
121-300-19	Carwash	Western Advntst Foundation	9,596	
Constructed on County Record Total:			687,183	
Committed / Planned Square Footage Construction				
TBD	Future Dealership	Von Housen	35,000	¹⁰
121-280-19	Market Place	Seyers Properties	22,139	¹¹
121-290-28	Parcel 4 - gen comm & retail	Tradewinds (old Mikunis parcel)	10,000	
121-290-29	Building 332	Town Center East, LP	5,200	
121-290-35	Building 370	Town Center East, LP	45,000	
121-290-55	Building 331	Roseville Bank (old Flex Corp)	60,000	¹²
Committed/Planned Construction:			177,339	
Total Constructed and Committed/Planned:			864,522	
Total Entitlements per PD94-04			925,000	

NOTES

- 1 Includes MBUSA expansion in 2008
- 2 Building shell, not including breezeway plus Café Campanile expansion
- 3 Sq ft identified what is on the 1st & not rooms (7,658) is based on plans dated 05/27/04; County has - all 59, 018 sq ft is R1 hotel
- 4 Building shell less covered porch plus Patio expansion
- 5 IMAX Remodel did not add any additional sq ft
- 6 Building shell less covered porch
- 7 Sq ft does not include lower garage/storage areas
- 8 Building shell less deck & breezeway
- 9 Based on Target construction documents



SUN 6/25/2014 1:09 PM

Fwd: El Dorado Hills Township Apartment Project

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
To: Charlene Tim <charlene.tim@edcgov.us>

Wed, Jun 25, 2014 at 1:09 PM

fyi

----- Forwarded message -----

From: **John Youngdahl** <john.y@youngdahl.net>
Date: Wed, Jun 25, 2014 at 12:32 PM
Subject: El Dorado Hills Township Apartment Project
To: rommel.pabalinas@edcgov.us

Mel,

Youngdahl Consulting Group, Inc. supports the A.G. Spanos proposal to build and operate the El Dorado Hills Township Apartment project. There are a number of positive elements this project brings to the community including:

1. Sorely needed housing for a clientele not needing or ready to occupy a single family residence in the surrounding community. We have a number of employees who commute to our office everyday from Sacramento County, Rancho Cordova, Citrus Heights, and the City of Sacramento. There are good jobs in the El Dorado Hills Business Park but housing affordability and availability is a serious barrier for many of these employees who currently make the east bound commute every workday to the El Dorado Hills Business Park.
2. The Town Center's mix of business including dining, shopping, entertainment, and service providers is unique and the Town Center Apartment project will provide added economic stability and preserve this uniqueness. There are countless communities with stand alone commercial and retail centers, indistinguishable, all having been patterned using the same cookie cutter approach. The added value this project brings will secure the Town Center as the unique, destination it has become and create additional opportunity for our neighboring businesses in the El Dorado Business Park.

Expedited, legally sound, and thorough analysis is needed to approve and bring the Town Center Apartment project on line. In our business, we are seeing very positive signs of economic recovery throughout the Sacramento region. It would be a shame for El Dorado County to miss out on this opportunity to participate in the region's economic growth.

Sincerely,

John C. Youngdahl, P.E.
President / Principal Engineer

Youngdahl Consulting Group, Inc.

1234 Glenhaven Court, El Dorado Hills, CA 95762
Office: (916) 933.0633 Fax: (916) 933.6482



Electronic Documents (if attached):

By accepting and using the attached documents the user (Client or any person or entity) agrees that all documents and information provided by Youngdahl Consulting Group, Inc. in an electronic format are for information purposes only and not as final documentation. Only the signed paper prints constitute our professional work product, and because the electronic documents are subject to undetectable alteration, the signed paper prints must be referred to for the original and correct information

**Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Community Development Agency-
Development Services Department
Planning Division
2850 Fairlane Court
Placerville, CA 95667
Main Line 530-621-5355
Direct line 530-621-5363
Fax 530-642-0508**

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Show more options

Print

Fwd: El Dorado Hills Business Park Land Parcel Owners

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
To: Charlene Tim <charlene.tim@edcgov.us>

Wed, Jun 25, 2014 at 1:11 PM

fyi

----- Forwarded message -----

From: **Luca, Michael @ Sacramento** <Michael.Luca@cbre.com>
Date: Wed, Jun 25, 2014 at 1:07 PM
Subject: El Dorado Hills Business Park Land Parcel Owners
To: "rommel.pabalinas@edcgov.us" <rommel.pabalinas@edcgov.us>

Mel,

I represent two groups who each own land parcels in the El Dorado Hills Business Park. My ownership groups feel strongly that the surrounding area would benefit from a quality, market rate, luxury apartment project supporting all the existing businesses within the Town Center and Business Park – and hopefully will create new development opportunities for the County and vacant properties in close proximity.

Please see that this support of this project is shared with the applicant and Planning Commission on or before Thursday's hearing.

Feel free to contact me with any questions.

Thanks.

Michael J. Luca | Vice President | Lic. 01447904

CBRE | Industrial Properties

500 Capitol Mall | Suite 2400 | Sacramento, CA 95814
T 916 446 8279 | F 916 446 8750 | C 916 214 0466

michael.luca@cbre.com | www.cbre.com/luca

Please note our new address as of April 14th, 2014:

500 Capitol Mall, Suite 2400 | Sacramento, CA, 95814



San Joaquin Hills

Fwd: Apartments project at El Dorado hills Town Center

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
 To: Charlene Tim <charlene.tim@edcgov.us>

Wed, Jun 25, 2014 at 2:56 PM

fyi

----- Forwarded message -----

From: **Darius Stelmach** <dariuszs@sbcglobal.net>
 Date: Wed, Jun 25, 2014 at 2:22 PM
 Subject: Apartments project at El Dorado hills Town Center
 To: "rommel.pabalinas@edcgov.us" <rommel.pabalinas@edcgov.us>, "bosone@edcgov.us" <bosone@edcgov.us>

From: PC Stelmakia Limited Partnership, a Real Estate Investment Co.

To: Senior Planner Mel Pabalinas
 Board Supervisor Ron Mikulaco

Re: Apartments Project at El Dorado Hills Town Center

On behalf of PC Stelmakia Limited Partnership, a Real Estate Investment Co., and my partners, I would like to express my support for the Apartments Project at El Dorado Hills Town Center, proposed by the Spano company.

I applaud them for the vision and foresight to merge and unify a commercial and residential needs of a community into ONE!
 Such layout is so typical in large metropolitan areas around US and prolific in all cosmopolitan areas around the world!

Their vision, matched with wisdom and developmental accumen, proves that it CAN be and WILL be economically viable AND socially embraced solution to lack of affordable housing AND lack of easy access to commercial and employment base for people willing to forego AUTOMOBILE as the ONLY mode of transportation! What's wrong with WALKING to the store for household supplies, or strolling to the cinema and taking a romantic walk after the movie thru the neighborhood park???

It is time for change in American suburban lifestyle to acknowledge the need and benefit of mixed use urban solutions.

The ONLY reservation that I would like to STRONGLY express, is the request for a change in the project access plan;
DO NOT ALLOW ENTRY/EXIT FOR THE APARTMENT COMPLEX FROM Town Center Boulevard!

Such proposal will cause SERIOUS traffic congestion on the MAJOR and the ONLY thoroughfare road thru the Town Center!
Entry/Exit from the complex should utilize the back road: Mercedes Drive!!!

Please feel free to call upon me with any comments or questions

Darius Stelmach
Anna Stelmach, General Partners
PC Stelmakia LP.
PO BOX 4481
El Dorado Hills, CA 95762

Thanks a lot!

--

=====
Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Community Development Agency-
Development Services Department
Planning Division
2850 Fairlane Court
Placerville, CA 95667
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